

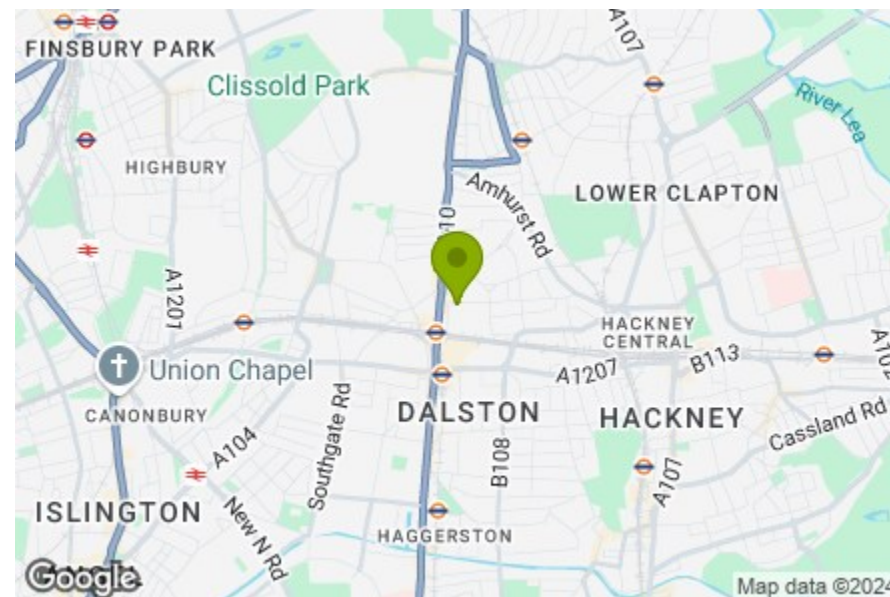
Reception Room
16'7" x 12'4"

Bathroom
8'4" x 5'6"

Bedroom
10'3" x 13'0"

Kitchen
5'9" x 15'1"

Garden
17'0" x 41'11"



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

SANDRINGHAM ROAD, HACKNEY

Offers In Excess Of £525,000 Leasehold
1 Bed Apartment - Conversion



Features:

- Lovely One Bedroom Apartment
- Victorian Conversion
- Beautifully Presented
- 600 sq.ft
- Private Garden
- Moments Away from Dalston Kingsland Station

A one bedroom apartment on the lower ground floor of a substantial Victorian terrace, just moments from Dalston Kingsland station. Bright, airy and bursting with character throughout, you have your own front door and a private rear garden.

Dalston Kingsland is just five minutes on foot, for direct overground connections to Stratford (nine minutes) Camden Town (seven minutes) and Hampstead Heath (sixteen minutes).

REQUEST A VIEWING
0208 520 3077

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IF YOU LIVED HERE...

You'll descend the steps to your private front door, and step directly into the 180 square foot front reception. Bay windowed and bright, there's an ornate mantelpiece and lovely vintage hearth set into the striking Forest Green statement wall, and rich dark engineered hardwood underfoot. Next door your bathroom's just as stylish, with floor to ceiling metro tiling, chessboard flooring, onyx trim and a rainfall shower over the classic clawfoot tub.

Your bedroom sits to the rear, a substantial, softly carpeted double with statement wallpaper opposite the bed. Patio doors open directly onto your garden, a secluded, generous mix of decking and lawn, with a sheltered patio and shed at the end. A bit of green fingered attention out here will work wonders. Back inside and your kitchen completes things in style, with timber worktops, canary yellow cabinets and an ingeniously hinged breakfast bar.

Outside, and as well as Dalston Kingsland on your doorstep you're also just half a mile from Hackney Downs, and direct nine minute connections to Liverpool Street, for a door to door City commute of well under half an hour. The superb leafy environs of Hackney Downs Park are just as close, great for everything from picnics to morning runs and home to cafes, courts and lush greenery.

WHAT ELSE?

- The Star By Hackney Downs is well worth the leafy, fifteen minute stroll. A lovably eccentric gastropub on the park borders, it's a real Hackney gem and a fine candidate for your new local.
- There's a substantial extra storage unit on your left as you enter, always a welcome bonus in London apartment living.
- Mare Street, the epicentre of Hackney's legendary nightlife is the ideal distance away, twenty minutes on foot for an eclectic collection of bars, restaurants and music venues.



A WORD FROM THE OWNER...

"What we love about the home is the incredible garden. Its a tranquil sanctuary away from the vibrance of Kingsland road. Perfect for BBQs late into the summer evening, under the Olive tree. Or you can setup, like we do, a projector screen and have 'cinema in the garden' nights. Inside the home during those hot summer days it stays lovely and cool, whilst in the winter months retaining heat and keeps you cosy. Going back to the vibrance of Kingsland road we like a Saturday morning walk down to Dusty Knuckle bakery to collect the best pastries in all of London and late into the evenings stopping for an end of night cocktail at High Waters, our favourite speakeasy."

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